



Planning and Development Services

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MEETING MINUTE SUMMARY TOWN OF BRIGHTON PLANNING COMMISSION MEETING Wednesday, October 18, 2023 6:00 p.m.

****Meeting minutes approved on November 15, 2023****

Approximate meeting length: 1 hour 55 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Despain

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Donna Conway		x	
Don Despain (Chair)		x	
Ulrich Brunhart		x	
Tom Ward		x	
Ben Machlis (Vice Chair)			x
Phil Lanuette (Alternate)			x
John Carpenter (Alternate)		x	

Commissioners and Staff:

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Jim Nakamura		x
Morgan Julian		x
Brian Tucker		x
Matt Starley		x
Cameron Platt		x

BUSINESS MEETING

Meeting began at – 6:02 p.m.

- 1) Approval of Minutes from the September 20, 2023 Planning Commission Meeting.

Motion: To approve Minutes from the September 20, 2023 Planning Commission Meeting as presented.

Motion by: Commissioner Conway

2nd by: Commissioner Brunhart

Vote: Commissioners voted unanimous in favor (of commissioners present)

Ms. Julian advised the non-conforming and non-complying uses chapters will be moving forward in the November Planning Commission Meeting.

- 2) Comprehensive Code Update Landscape and Screening and Off-street Parking and Mobility Chapters. The Planning Commission will discuss new chapters as part of the Title 19 Zoning in the Town of Brighton Municipal Code. The Landscape and Screening Chapter establishes landscaping and screening standards for new and expanded development. The Off-street Parking and Mobility establishes standards to reduce street congestion and traffic hazards in the municipality. **Planner:** Morgan Julian (Discussion) **15 minutes**

Ms. Julian provided a presentation regarding the landscaping and screening chapters. Commissioners and staff had a brief discussion regarding screening around commercial parking lots, new development, and construction, limited commercial zoning, proposal to remove landscaping and screening chapter, focus on FCOZ standards, grading, and drainage removal,

Commissioner Carpenter and Commissioner Ward are in favor of removing the landscape and screening chapter.

Ms. Julian provided a presentation regarding Off-street Parking and Mobility Chapters. Commissioners and staff had a brief discussion regarding the use. Commissioners are good with that change. 19.48.030A.7. regarding a list of materials and surfacing, regarding requirement to pave and expanding the pavement. All-weather surface, outdoor recreation space parking, resort parking and forest service approval.

- 3) Comprehensive Code Update Planned Unit Development Chapter and Subdivision Title 18. The Planning Commission will discuss new chapters as part of the Title 19 Zoning and Title 18 Subdivision in the Town of Brighton Municipal Code. The Planned Unit Development Chapter regulates any combination of residential, commercial, and mixed uses allowed in the underlying zone. Title 18 Subdivisions regulates land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development. **Planner: Morgan Julian (Discussion) 20 minutes**

Mr. Tucker provided a presentation regarding the subdivision ordinance. Commissioners and staff had a brief discussion regarding size of buildings, water requirements, canyon restraints clustered, agency reviews.

Planning commission notification of subdivisions and major decisions, commissioners consensus to come through the planning commission for review, health department shall receive will serve letters from water provider and wastewater for sewer.

Review timeline with review comments, applicants response and return changes, compliance by the end of next year with state code.

Ms. Julian provided a presentation on Planned Unit Developments. Commissioners and staff had a brief discussion regarding existing PUD pursuit and approval expired, PUD definition regarding open space/common area and subdivision difference, common areas preserved for natural environment. Planning commissioners consensus to come through to remove the PUD Chapter.

- 4) Comprehensive Code Update Forestry Zone Chapter. The Planning Commission will discuss new chapters as part of the Title 19 Zoning in the Town of Brighton Municipal Code. The Forestry Zone Chapter regulates development standards in the FR zones. **Planner: Morgan Julian (Discussion) 1 hour**

Ms. Julian provided a presentation regarding private right of ways. Commissioners and staff had a brief discussion regarding changing to 10 feet at the front from private right-of-way, survey requirement, prescriptive easements, identifying access, street facing garage 20 to 25 feet from the edge of the right-of-way. Planning commission proposed and consensus of 8 feet from home to the property line and 10 feet from the garage/private right-of-way.

Limiting building footprint, valve for relief on unusual properties, limitation on square footage and height, restraints on water supply, contemporary and variety of style housing, planning commission decision in terms of LOD and square footage, limit for water to serve, LOD of 25% is reasonable and relief with considerations. Planning commission consensus was to go with option 2. Should include garage. Limiting all accessory buildings including primary residence, to no more than 4000 square feet. Table to next meeting and have public input after agreed. Challenging access to plots, granting relief of LOD during construction.

from Matt Starley to everyone: 7:36 PM

Would the limit include detached foundational structures on the lot as well. Might get a lot of large, detached garages...

from Brian Tucker (internal) to everyone: 7:37 PM

LOD would, the home footprint wouldn't.

from Matt Starley to everyone: 7:38 PM

So effectively option 2 would. Option 1 would not.

from Brian Tucker (internal) to everyone: 7:39 PM

I don't think either option restricts the outbuildings. A coverage requirement would.

from Matt Starley to everyone: 7:42 PM

Does your footprint include your garage?

from Matt Starley to everyone: 7:45 PM

Perhaps a variation on option 2 that includes all foundation supported footprints.

from Matt Starley to everyone: 7:48 PM

Perhaps replace limits of disturbance language with building pad language and allowing 5% for limit of disturbance for construction.

The screenshot shows a Webex meeting window. At the top, there's a menu bar with 'Webex', 'Meeting Info', and 'Hide Menu Bar'. Below that is a toolbar with 'File', 'Edit', 'Share', 'View', 'Audio & Video', 'Participant', 'Meeting', 'Breakout Sessions', and 'Help'. The main area displays a presentation slide titled 'Development Standards' with a blue underline. The slide content includes 'Option 2- Limit Total Square Footage', 'Total Building Square Feet: 4,000 Square Feet (6% non-compliance)', 'LOD: 25% of net developable acreage for FR-0.5 and FR-1. 5% of net developable acreage for FR-20.', and 'Definition of Total Building Square Footage to include attached garage and basement but not covered porch or covered deck.' The bottom of the window shows a control bar with icons for mute, video, chat, and other meeting functions.

Webex Meeting Info Hide Menu Bar 02:00:06

File Edit Share View Audio & Video Participant Meeting Breakout Sessions Help

Don Despain

Cameron Platt

Layout

Viewing Morgan Julian (internal)'s appli... 63%

Development Standards

Option 2- Limit Total Square Footage

Total Building Square Feet: 4,000 Square Feet (6% non-compliance)

LOD: 25% of net developable acreage for FR-0.5 and FR-1. 5% of net developable acreage for FR-20.

Definition of Total Building Square Footage to include attached garage and basement but not covered porch or covered deck.

Unmute Start video

5) Other Business Items. (As Needed)

Commissioner Ward asked about the neighborhood study and WFRC grant. Parking removed light rail.

Commissioner Despain adjourned.

MEETING ADJOURNED

Time Adjourned – 7:57 p.m.